

IN RE: PETITION FOR ADMIN. VARIANCE	* BEFORE THE
W/S Bay Drive, 415' E of the	
c/l of Chesapeake Road	* DEPUTY ZONING COMMISSIONER
(3619 Bay Drive)	
15th Election District	* OF BALTIMORE COUNTY
5th Councilmanic District	
	* Case No. 97-312-A
Ignatius M. Vivirito, et ux	
Petitioners * * * * *	* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Deputy Zoning Commissioner as a Petition for Administrative Variance for the subject waterfront property known as 3619 Bay Drive, located in the vicinity of Bowleys Quarters Road in Middle River. The Petition was filed by the owners of the property, Ignatius M. and Frances E. Vivirito. The Petitioners seek relief from Section 1A04.3.B.3 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a side yard setback of 9 feet in lieu of the required 50 feet for a proposed second floor addition. The subject property and relief sought are more particularly described on the site plan submitted which was accepted and marked as Petitioner's Exhibit 1.

The Petitioners have filed the supporting affidavits as required by Section 26-127 (b)(1) of the Baltimore County Code. The subject property having been posted and there being no requests for public hearing, a decision shall be rendered based upon the documentation contained within the case file. In the opinion of the Deputy Zoning Commissioner, the information, pictures, and affidavits submitted provide sufficient facts that comply with the requirements of Sections 307.1, 307.2 and 500.14 of the Baltimore County Zoning Regulations (B.C.Z.R.) and should therefore be granted. There is no evidence in the record that the subject variance would adversely affect the health, safety, and/or general welfare of the public. Furthermore, strict compliance with the B.C.Z.R. would result in

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 Date 3/12/97  
 By [Signature]

MICROFILMED

practical difficulty and/or unreasonable hardship upon the Petitioner.

The facts and evidence presented have established that special conditions or circumstances exist which are peculiar to the land or structures located within the Chesapeake Bay Critical Areas of Baltimore County; that to deny the relief requested would result in practical difficulty, unreasonable hardship, or severe economic hardship upon the Petitioner, and that strict compliance with the Chesapeake Bay Critical Area requirements and the B.C.Z.R. would deprive the Petitioner of rights commonly enjoyed by other properties in similar areas within the Chesapeake Bay Critical Areas in Baltimore County. The granting of the relief requested will not confer upon the Petitioner any special privilege that would be denied by the critical area regulations to other lands or structures within the Chesapeake Bay Critical Areas. The relief requested is in harmony with the general spirit and intent of the Critical Areas legislation for Baltimore County and conforms to the requirements as set forth in Section 500.14 of the B.C.Z.R.

In accordance with Section 500.14 of the B.C.Z.R., the Director of the Department of Environmental Protection and Resource Management (DEPRM) has submitted recommendations which describe what steps the Petitioner must take to insure that the relief requested complies with the following Chesapeake Bay Critical Areas requirements to:

- 1) Minimize adverse impacts on water quality that result from pollutants that are discharged from structures or conveyances or that have run off from surrounding lands;
- 2) Conserve fish, wildlife, and plant habitat; and
- 3) Be consistent with established land use policies for development in the Chesapeake Bay Critical Area which accommodate growth and also address the fact that, even if pollution is controlled, the number,

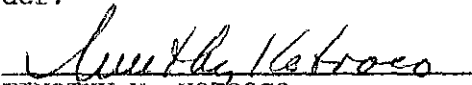
movement, and activities of persons in that area can create adverse environmental impacts.

These recommendations shall be attached hereto and become a permanent part of the decision rendered in this case. There is no evidence in the record that the relief requested would adversely affect the health, safety, and/or general welfare of the public provided there is compliance with the requirements made by DEPRM as described below.

Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the B.C.Z.R. having been met, and for the reasons set forth above, the relief requested should be granted.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 17<sup>th</sup> day of March, 1997 that the Petition for Administrative Variance seeking relief from Section 1A04.3.B.3 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a side yard setback of 9 feet in lieu of the required 50 feet for a proposed second floor addition, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject, however, to the following restrictions:

- 1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the relief granted herein shall be rescinded.
- 2) Petitioners must comply with the recommendations made by the DEPRM, as set forth in their comments dated February 19, 1997, a copy of which is attached hereto and made a part hereof.
- 3) When applying for any permits, the site plan filed must reference this case and set forth and address the restrictions of this Order.

  
TIMOTHY M. KOTROCO  
Deputy Zoning Commissioner  
for Baltimore County

TMK:bjs

BALTIMORE COUNTY, MARYLAND  
DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT  
INTER-OFFICE CORRESPONDENCE

TO: Mr. Arnold Jablon, Director  
Zoning Administration and  
Development Management

February 19, 1997

FROM: R. Bruce Seeley *RBS/gp*  
DEPRM

SUBJECT: Zoning Item #312 - Vivirito Property  
3619 Bay Drive  
Zoning Advisory Committee Meeting of February 10, 1997

The Department of Environmental Protection and Resource Management offers the following comments on the above-referenced zoning item:

Environmental Impact Review

Development of this property must comply with the Chesapeake Bay Critical Area Regulations (Sections 26-436 through 26-461, and other Sections, of the Baltimore County Code).

Ground Water Management

An inspection of the sewage disposal system will be required prior to approval of the building permits for the addition.

RBS:TI:GP:sp

c: Ignatius Vivirito

VIVIRITO/DEPRM/TXTSBP

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Date

By



Baltimore County  
Zoning Commissioner  
Office of Planning and Zoning

Suite 112, Courthouse  
400 Washington Avenue  
Towson, Maryland 21204  
(410) 887-4386

March 17, 1997

Mr. & Mrs. Ignatius Michael Vivirito  
3619 Bay Drive  
Baltimore, Maryland 21220

RE: PETITION FOR ADMINISTRATIVE VARIANCE  
W/S Bay Drive, 415' E of the c/l of Chesapeake Road  
(3619 Bay Drive)  
15th Election District - 5th Councilmanic District  
Ignatius M. Vivirito, et ux - Petitioners  
Case No. 97-312-A

Dear Mr. & Mrs. Vivirito:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Administrative Variance has been granted in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Permits and Development Management Office at 887-3391.

Very truly yours,

A handwritten signature in cursive script, reading "Timothy Kotroco".

TIMOTHY M. KOTROCO  
Deputy Zoning Commissioner  
for Baltimore County

TMK:bjs

cc: Chesapeake Bay Critical Areas Commission  
45 Calvert Street, 2nd Floor, Annapolis, Md. 21401

DEPRM; People's Counsel

File

MICROFILMED



CRITICAL  
AREA



# Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at

**97-312-A**

✓ **3619 BAY DRIVE**

which is presently zoned

**RC5**

This Petition shall be filed with the Office of Zoning Administration & Development Management.

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) **1A04.3.B.3 (BCZR)**

To allow a side yard setback of 9 feet in lieu of the required 50 feet.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (Indicate hardship or practical difficulty)

*The lot size is very narrow  
The house width is very narrow  
Would like to expand real bedrooms on 2nd flr.  
In order to get bed furniture in rooms to fit.*

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County

Contract Purchaser/Lessee

(Type or Print Name)

Signature

Address

City

State

Zipcode

Attorney for Petitioner

(Type or Print Name)

Signature

Address

Phone No

City

State

Zipcode

(We do solemnly declare and affirm, under the penalties of perjury that I/we are the legal owner(s) of the property which is the subject of this Petition

Legal Owner(s)

**IGNATIUS MICHAEL VIVIRITO**

(Type or Print Name)

*Ignatius M. Vivirito*

Signature

**Frances E. Vivirito**

(Type or Print Name)

*Frances E. Vivirito*

Signature

**3619 Bay Drive** <sup>460</sup> **335-3371**

Address

Phone No

**Baltimore** **Maryland** **21220**

City

State

Zipcode

Name, Address and phone number of representative to be contacted

*J. Michael Vivirito*

Name

**3619 BAY DRIVE BALTO, MD 21220**

Address

**410-335-3371**

Phone No

A Public Hearing having been requested and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County this \_\_\_\_ day of \_\_\_\_\_ 19\_\_\_\_ that the subject matter of this petition be set for a public hearing, advertised, as required by the Zoning Regulations of Baltimore County in two newspapers of general circulation throughout Baltimore County, and that the property be reposted.

Zoning Commissioner of Baltimore County

REVIEWED BY:

**R.F.**

DATE:

**1-28-97**

ESTIMATED POSTING DATE:

**2-9-97**



Printed with Soybean Ink  
on Recycled Paper

ITEM #:

**312**

ORDER RECEIVED FOR FILING

Date

**3/19/97**

**312**

# Affidavit in support of Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows:

That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does do presently reside at 3619 Bay Drive  
address  
Baltimore Maryland 21220  
City State Zip Code

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address: (indicate hardship or practical difficulty)

The lot size is very narrow

The house width is very narrow  
Bedrooms are too small on 1st floor

Would like to expand to rear bedrooms 2 feet  
on 2nd flr.; to make furniture fit.

That Affiant(s) acknowledge(s) that if a protest is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.

Signature M. Vivirito  
(signature)  
FRANCIS M. VIVIRITO  
(type or print name)



Frances E. Vivirito  
(signature)  
Frances E. Vivirito  
(type or print name)

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 17 day of January, 19 97, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Maryland

the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s), and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of his/her/their knowledge and belief.

AS WITNESS my hand and Notarial Seal.

1-17-97  
date

Carolyn J. Rasmussen  
NOTARY PUBLIC

My Commission Expires:

CAROLYN J. RASMUSSEN  
NOTARY PUBLIC STATE OF MARYLAND  
My Commission Expires February 2, 1998

# EXAMPLE 3 Zoning Description

ITEM# 312

3 COPIES

97-312-A

Three copies of the zoning description of your property are required. This is a sample to help you with the description - DO NOT USE THIS FORM FOR "FILL-IN THE BLANK". Type or print the description on 8-1/2" x 11" paper. COPIES OF DEEDS CANNOT BE USED FOR THE DESCRIPTION. The zoning description must be in the following form:

ZONING DESCRIPTION FOR 3619 BAY DRIVE  
(address)

Beginning at a point on the WEST side of  
(north, south, east or west)

BAY DRIVE which is 30 FT.  
name of street on which property fronts (number of feet of right-of-way width)

wide at the distance of 415' ± EAST of the  
(number of feet) (north, south, east or west)

centerline of the nearest improved intersecting street CHESAPEAKE RD.  
(name of street)

which is 30 FT wide. \*Being Lot # 207,  
(number of feet of right-of-way width)

Block --, Section -- in the subdivision of --  
(name of subdivision)

as recorded in Baltimore County Plat Book # 7, Folio # 12,

containing 11725 SQ. FT. Also known as 3619 BAY DRIVE  
(square feet or acres) (property address)

and located in the 15<sup>TH</sup> Election District, 5<sup>TH</sup> Councilmanic District.

\*If your property is not recorded by Plat Book and Folio Number, then DO NOT attempt to use the Lot, Block and Subdivision description as shown, instead state: "As recorded in Deed Liber \_\_, Folio \_\_" and include the measurements and directions (metes and bounds only) here and on the plat in the correct location.

Typical metes and bounds: N.87 12' 13" E. 321.1 ft., S.18 27' 03" E.87.2 ft., S.62 19' 00" W. 318 ft., and N.08 15' 22" W. 80 ft. to the place of beginning.



032366

ALTIMORE COUNTY, MARYLAND  
OFFICE OF FINANCE - REVENUE DIVISION  
MISCELLANEOUS CASH RECEIPT

DATE Jan. 28, 1997 ACCOUNT 001-6150

01-1881  
AMOUNT \$ 50.00

RECEIVED  
FROM: I. Wirtz

FOR: Adm. Vac.

KT  
01A0040231MIDHNC  
BA C01D:23AND1-28-97 \$50.00

DISTRIBUTION  
WHITE - CASHIER  
PINK - AGENCY  
YELLOW - CUSTOMER  
VALIDATION OR SIGNATURE OF CASHIER



Baltimore County  
Department of Permits and  
Development Management

Development Processing  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204

**97-312-A**

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County zoning regulations require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of which, lies with the petitioner/applicant) and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for advertising are satisfied. However, the petitioner is responsible for the costs associated with this requirement.

Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.

NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.

ARNOLD JABLON, DIRECTOR

-----  
For newspaper advertising:

Item No.: 312 A

Petitioner: J. MICHAEL VIVIRITO

Location: 3619 BAY DRIVE

PLEASE FORWARD ADVERTISING BILL TO:

NAME: J. MICHAEL VIVIRITO

ADDRESS: 3619 BAY DRIVE

BALTIMORE, MD. 21220

PHONE NUMBER: 410-~~335~~ 335-3371

AJ:ggs

(Revised 09/24/96)

MICROFILMED

# CERTIFICATE OF POSTING

RE: Case No.: 97-312-A

Petitioner/Developer: \_\_\_\_\_

I. MICHAEL VIVIRITO

Date of ~~Hearing~~/Closing: 3-13-97

Baltimore County Department of  
Permits and Development Management  
County Office Building, Room 111  
111 West Chesapeake Avenue  
Towson, MD 21204

Attention: Ms. Gwendolyn Stephens

Ladies and Gentlemen:

This letter is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at \_\_\_\_\_

3619 BAY DRIVE, BALTIMORE, MARYLAND 21220

The sign(s) were posted on FEB. 27, 1997  
(Month, Day, Year)

Sincerely,

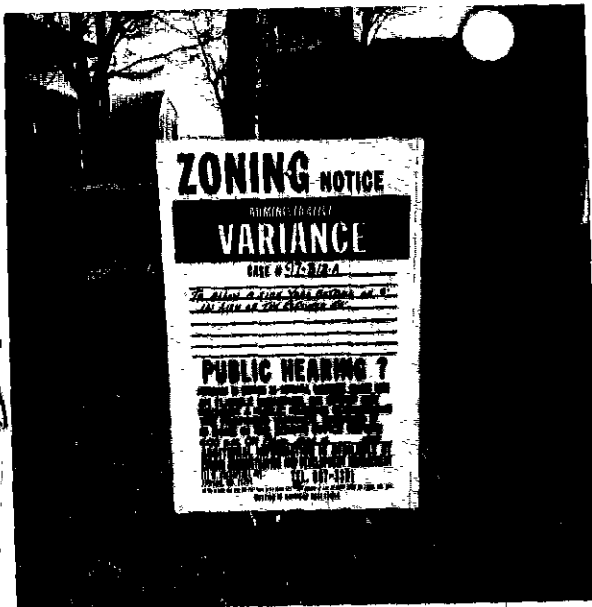
Thomas P. Ogle Sr.  
(Signature of Sign Poster and Date)

THOMAS P. OGLE SR.  
(Printed Name)

325 NICHOLSON ROAD  
(Address)

BALTIMORE, MARYLAND 21220  
(City, State, Zip Code)

(410) 687-8405  
(Telephone Number)



97-312-A

Request for Zoning: Administrative Variance

Date to be Posted: Anytime before but no later than

2/9/97

Format for Sign Printing, Black Letters on a White Background:

## ZONING NOTICE

### ADMINISTRATIVE VARIANCE

Case No.: 97-312A

To allow a side yard setback of  
9 FT. in lieu of the required 50 FT.

## PUBLIC HEARING ?

PURSUANT TO SECTION 26-127(b) (1), BALTIMORE COUNTY CODE,  
AN ELIGIBLE INDIVIDUAL OR GROUP MAY REQUEST A PUBLIC HEARING  
CONCERNING THE PROPOSED VARIANCE, PROVIDED THE REQUEST IS  
RECEIVED IN THE ZONING REVIEW BUREAU BEFORE 5:00 P.M. ON

2-24-97

ADDITIONAL INFORMATION IS AVAILABLE AT THE DEPARTMENT OF  
PERMITS AND DEVELOPMENT MANAGEMENT, COUNTY OFFICE BUILDING,  
111 WEST CHESAPEAKE AVE., TOWSON, MD 21204, (410) 887-3391

DO NOT REMOVE THIS SIGN AND POST UNTIL AFTER ABOVE DATE UNDER PENALTY OF LAW

HANDICAPPED ACCESSIBLE

2  
20X11DC  
VARIANTS  
case #  
70 81816  
W



Baltimore County  
Department of Permits and  
Development Management

Development Processing  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204

**COPY**

ABOUT YOUR ADMINISTRATIVE VARIANCE

CASE NUMBER: 97-312-A  
3619 Bay Drive  
W/S Bay Drive, 415' E of Chesapeake Road  
15th Election District - 5th Councilmanic  
Legal Owner(s): Ignatius Michael Vivirito and Frances E. Vivirito  
Post by Date: 2/9/97  
Closing Date: 2/24/97

Contact made with this office regarding the status of this case should reference the case number and be directed to 887-3391. This notice serves as a refresher regarding the administrative process.

- 1) The Zoning Notice sign must be visible on the property under petition on or before the "Post by Date" noted above. It should remain there until after the closing date.
- 2) The "Closing Date" noted above, is the deadline for a neighbor to file a formal request for a public hearing.
- 3) After the closing date, the file will be reviewed by the Zoning or Deputy Zoning Commissioner. He/She may (a) grant the requested relief, (b) deny the requested relief, or (c) Order that the matter be set in for a public hearing. You will receive written notification (typically within 7 to 10 days) as to whether or not your petition has been granted, denied, or will go to public hearing.
- 4) In cases that must go to a public hearing (whether due to a neighbor's formal request or by Order of the Commissioner), notification of same will be forwarded to you. The sign on the property must be changed giving notice of the hearing's date, time and location. As when the sign was originally posted, certification of this change and a photograph of the altered sign, must be forwarded to this office.

PLEASE UNDERSTAND THAT ON THE CLOSING DATE, THE PROCESS IS NOT COMPLETE. THE FILE MUST GO THROUGH FINAL REVIEW. ORDERS ARE NOT AVAILABLE FOR DISTRIBUTION VIA PICK-UP. WHEN READY, THE ORDER WILL BE FORWARDED TO YOU VIA FIRST CLASS MAIL.

Arnold Jablon  
Director

cc: Mr. & Mrs. Vivirito

MICROFILMED



Baltimore County Government  
Fire Department



700 East Joppa Road Suite 901  
Towson, MD 21286-5500

(410) 887-4500

DATE: 02/14/97

Arnold Jablon, Director  
Zoning Administration and Development Management  
Baltimore County Office Building  
Towson, MD 21204  
MAIL STOP-1105

RE: Property Owner: SEE BELOW  
Location: DISTRIBUTION MEETING OF FEB. 10, 1997.

Item No.: SEE BELOW

Zoning Agenda:

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

8. The Fire Marshal's Office has no comments at this time.  
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS: 311, 312,  
313, 314, 315, 317 AND 318

REVIEWER: LT. ROBERT P. SAUERWALD  
Fire Marshal Office, PHONE 887-4881, MS-1102F



BALTIMORE COUNTY, MARYLAND  
DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT  
INTER-OFFICE CORRESPONDENCE

TO: Mr. Arnold Jablon, Director  
Zoning Administration and  
Development Management  
February 19, 1997

FROM: R. Bruce Seeley *RBS/JP*  
DEPRM

SUBJECT: Zoning Item #312 - Vivirito Property  
3619 Bay Drive  
Zoning Advisory Committee Meeting of February 10, 1997

The Department of Environmental Protection and Resource Management offers the following comments on the above-referenced zoning item:

Environmental Impact Review

Development of this property must comply with the Chesapeake Bay Critical Area Regulations (Sections 26-436 through 26-461, and other Sections, of the Baltimore County Code).

Ground Water Management

An inspection of the sewage disposal system will be required prior to approval of the building permits for the addition.

RBS:TI:GP:sp

c: Ignatius Vivirito

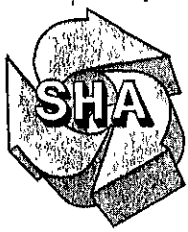
VIVIRITO/DEPRM/TXTSBP

My telephone number is \_\_\_\_\_

Maryland Relay Service for Impaired Hearing or Speech  
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717  
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202





**Maryland Department of Transportation**  
**State Highway Administration**

David L. Winstead  
Secretary

Parker F. Williams  
Administrator

Ms. Roslyn Eubanks  
Baltimore County Office of  
Permits and Development Management  
County Office Building, Room 109  
Towson, Maryland 21204

RE: Baltimore County 2. 7. 97  
Item No. 312 (RT)

Dear Ms. Eubanks:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

Please contact Larry Gredlein at 410-545-5606 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,

*L. J. Gredlein*  
for Ronald Burns, Chief  
Engineering Access Permits  
Division

LG

My telephone number is \_\_\_\_\_

Maryland Relay Service for Impaired Hearing or Speech  
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717  
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

B A L T I M O R E   C O U N T Y ,   M A R Y L A N D

INTER-OFFICE CORRESPONDENCE

TO:      Arnold Jablon, Director  
         Permits and Development  
         Management

DATE:   February 10, 1997

FROM:   Pat Keller, Director  
         Office of Planning

SUBJECT:   Petitions from Zoning Advisory Committee

The Office of Planning has no comments on the following petition(s):

Item Nos.   301, 312, 314, 315, 317 and 318

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3495.

Prepared by:

Jeffrey W. Long

Division Chief:

Carol L. Kerns

PK/JL

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director  
Department of Permits & Development  
Management

Date: February 18, 1997

FROM: *RWB* Robert W. Bowling, Chief  
Development Plans Review Division

SUBJECT: Zoning Advisory Committee Meeting  
for February 18, 1997  
Item Nos. 298 (Rev.), 312, 315, 317 & 318

The Development Plans Review Division has reviewed the subject zoning item, and we have no comments.

RWB:HJO:cab

cc: File

ZONE49

NOT RECORDED

# PETITION PROBLEMS

## #311 --- JCM

1. Wording on the sign form is incorrect.

## #312 --- RT

1. Notary section is incomplete.

## #313 --- JCM

1. Wording on the sign form is incorrect.
2. Need title of person signing for contract purchaser.
3. Name of person signing for legal owner is illegible.
4. Need telephone number for legal owner.

## #316 --- JRA

1. Need authorization for attorney to sign for legal owners.

## #317 --- JLL

1. No review information on bottom of petition form.
2. No zoning indicated on folder.

## #318 --- JCM

1. No zoning indicated on petition form.

ITEM # 312

97-312-A

JOHN P. FITCH  
JAMIE M. FITCH  
3621 BAY DRIVE  
BALTIMORE, MARYLAND 21220

January 27, 1997

RE: Request for Variance, 3619 Bay Drive  
Public Hearing Scheduled for January 28, 1997

TO WHOM IT MAY CONCERN:

We are writing in regard to the request for a variance to build over the usual lot limitations that have been filed by our neighbors, Mike and Fran Vivirito for the proposed construction at 3619 Bay Drive. Our house is located north of theirs, on the adjoining lot.

We have no objection to their plans, which we have reviewed in detail. The lots are wide enough and the houses are spaced far enough apart that the variance will not affect our enjoyment or use of our property. In fact, we welcome their construction and feel it will be an improvement to the property.

Please call us at 410-344-0638 if you have any questions or concerns.

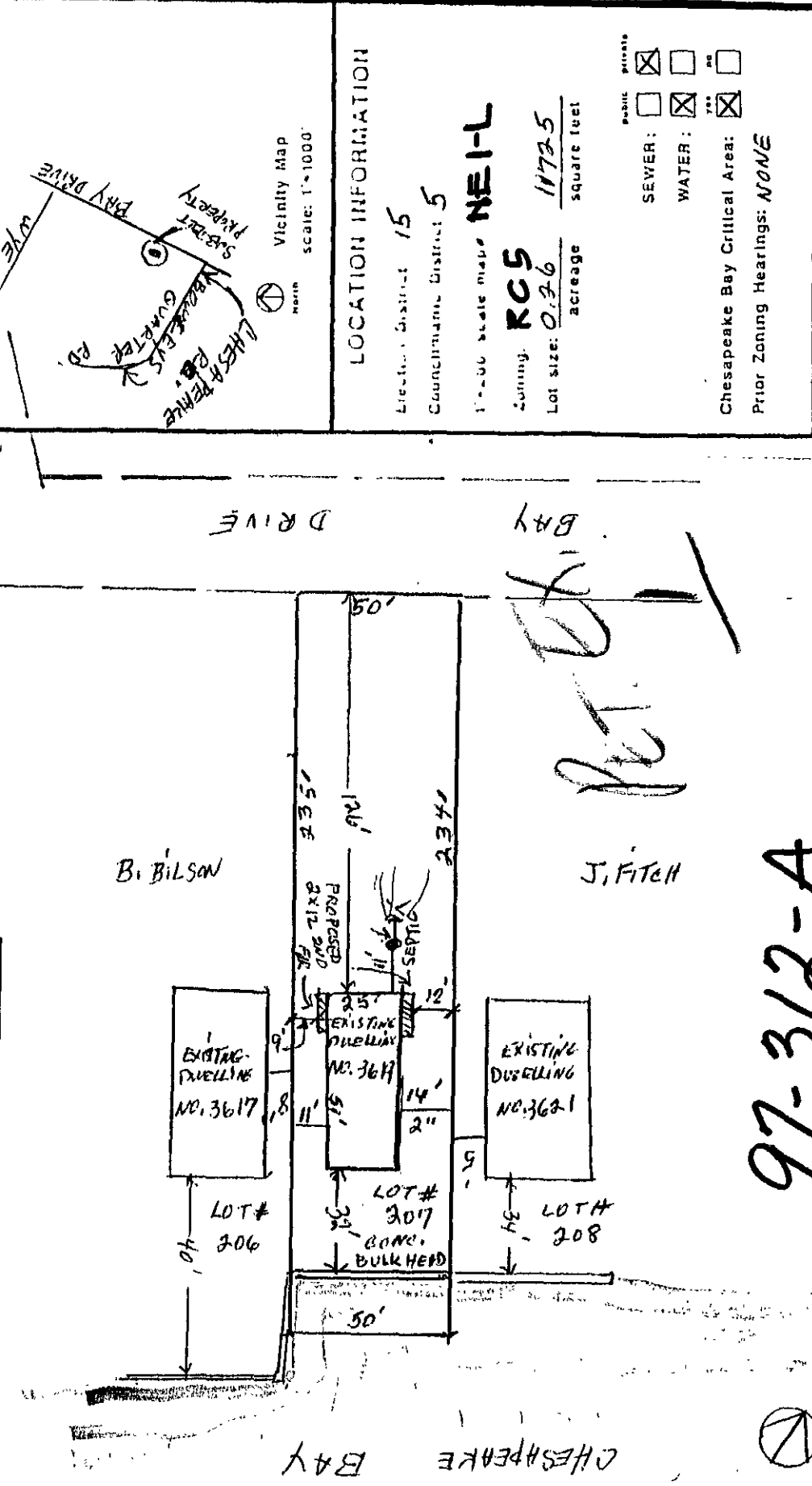
Very truly yours,

  
John P. Fitch

# Plat to accompany Petition for Zoning ☒ Variance ☐ Special Hearing

see pages 5 & 6 of the CHECKLIST for additional required information

PROPERTY ADDRESS: 3619 BAY DRIVE  
 Subdivision name: BOWLEYS QUARTER  
 plat book # 7, folio # 12, lot # 207, section #  
 OWNER: J.M. & F.E. VIVIRITO



North  
 date: 1-27-97  
 prepared by: J.M. & F.E. VIVIRITO  
 Scale of Drawing: 1" = 50'

**LOCATION INFORMATION**

District: 15  
 Councilman's District: 5

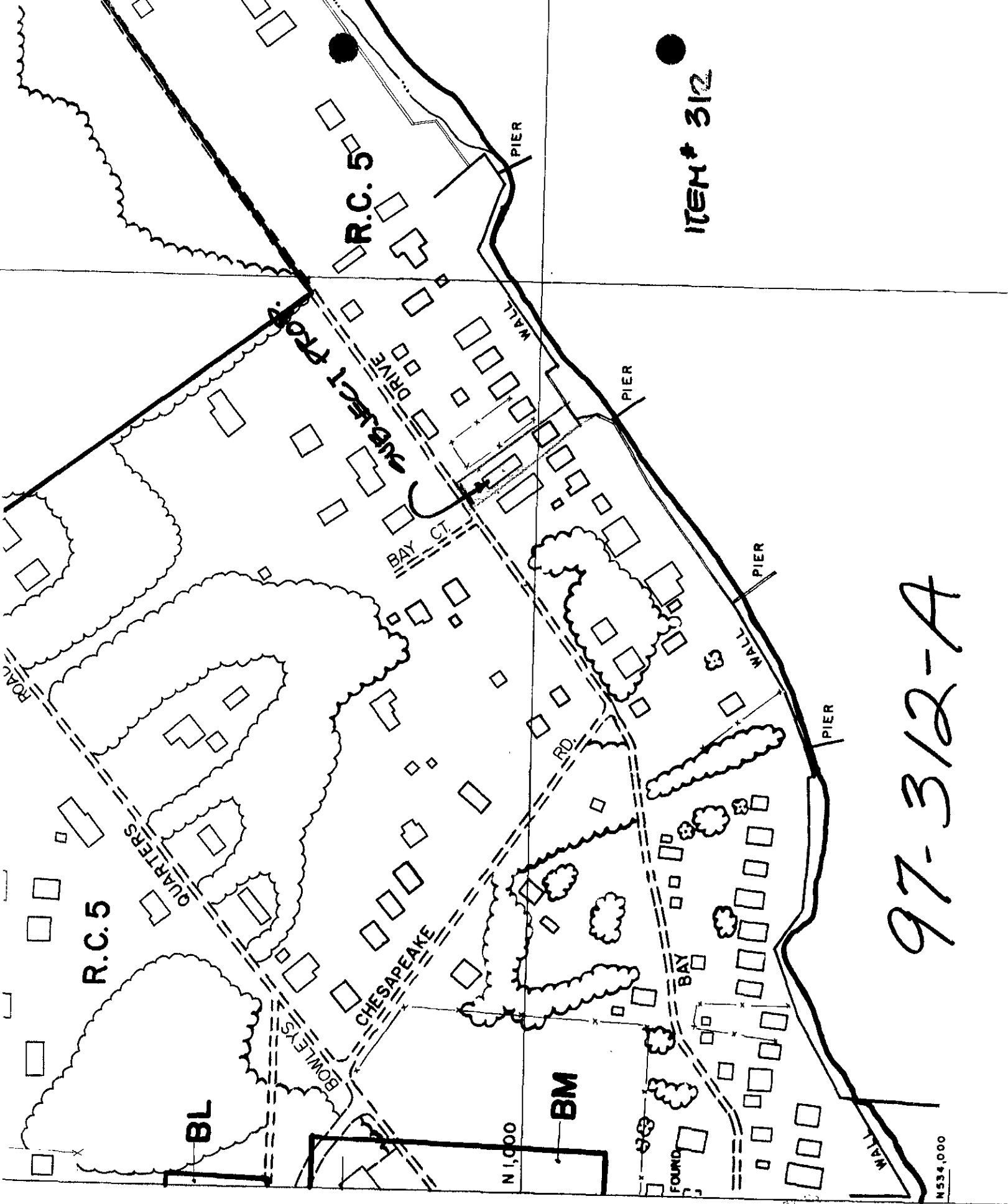
1" = 500 scale map: NE 1-L

Zoning: RCS  
 Lot size: 0.26 acreage  
1172.5 square feet

SEWER: ☒ public ☐ private  
 WATER: ☒ public ☐ private

Chesapeake Bay Critical Area: ☒ YES ☐ NO  
 Prior Zoning Hearings: NONE

Zoning Office USE ONLY!  
 reviewed by: R.T. ITEM #: 97-312A CASE #:



ITEM # 312

97-312-A

R.C. 5

R.C. 5

BL

BM

1,000

1,000

FOUND

BAY

CHESAPEAKE

QUARTERS

BOWLEY'S

BAY CT.

DRIVE

WALL

PIER

PIER

PIER

PIER

WALL

97-312-A

**BOWLEY**

CHESAPEAKE

**ROAD**

# BAY

# DRIVE

SUBJECT  
SITE

3619

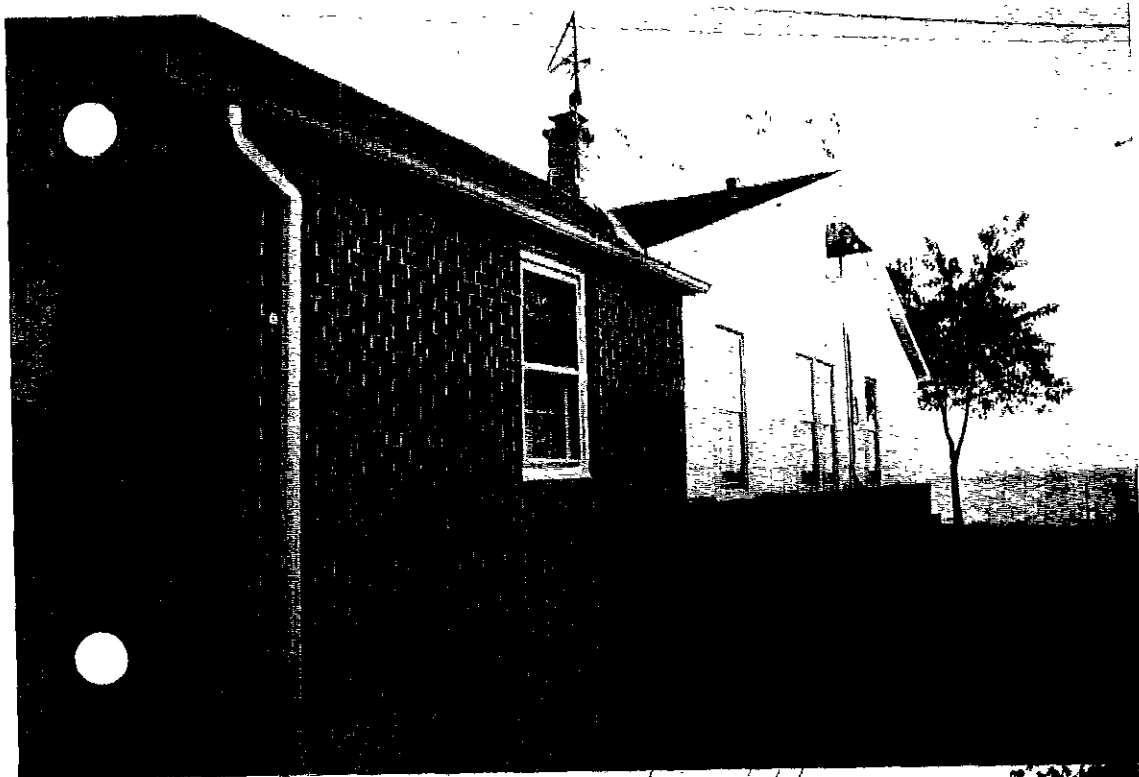
3/21

5	299.06'E
05	12 3633 261'
05	12 3631 261'
05	12 3629 236'
05	12 3627 238'
05	12 3625 228'
05	12 3623 230'
05	12 3621 232'
05	12 3619 234'
05	12 3617 235'
05	12 3615 235'
05	12 3613 250'
05	12 3611 253'
05	12 3609 249'
05	12 3607 251'
05	12 3605 252'
05	12 3603 247.5'
05	12 3601 252.3'
05	12 3599 252.06'E
05	12 253.0'

P E R K E

ITEM# 312









PREPARED BY AIR PHOTOGRAPHICS, INC.

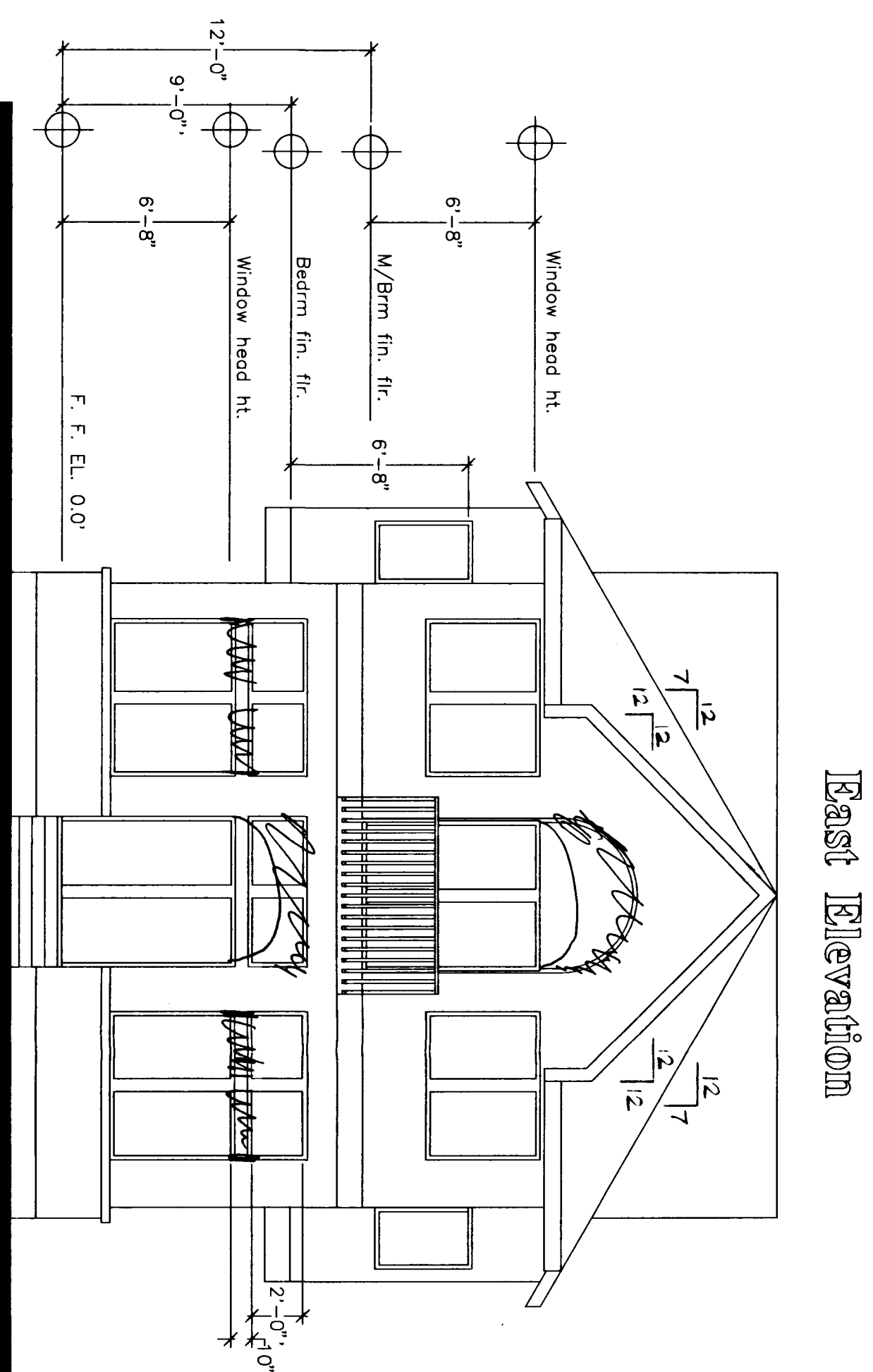
1154 # 372

BALTIMORE COUNTY  
OFFICE OF PLANNING AND ZONING  
PHOTOGRAPHIC MAP

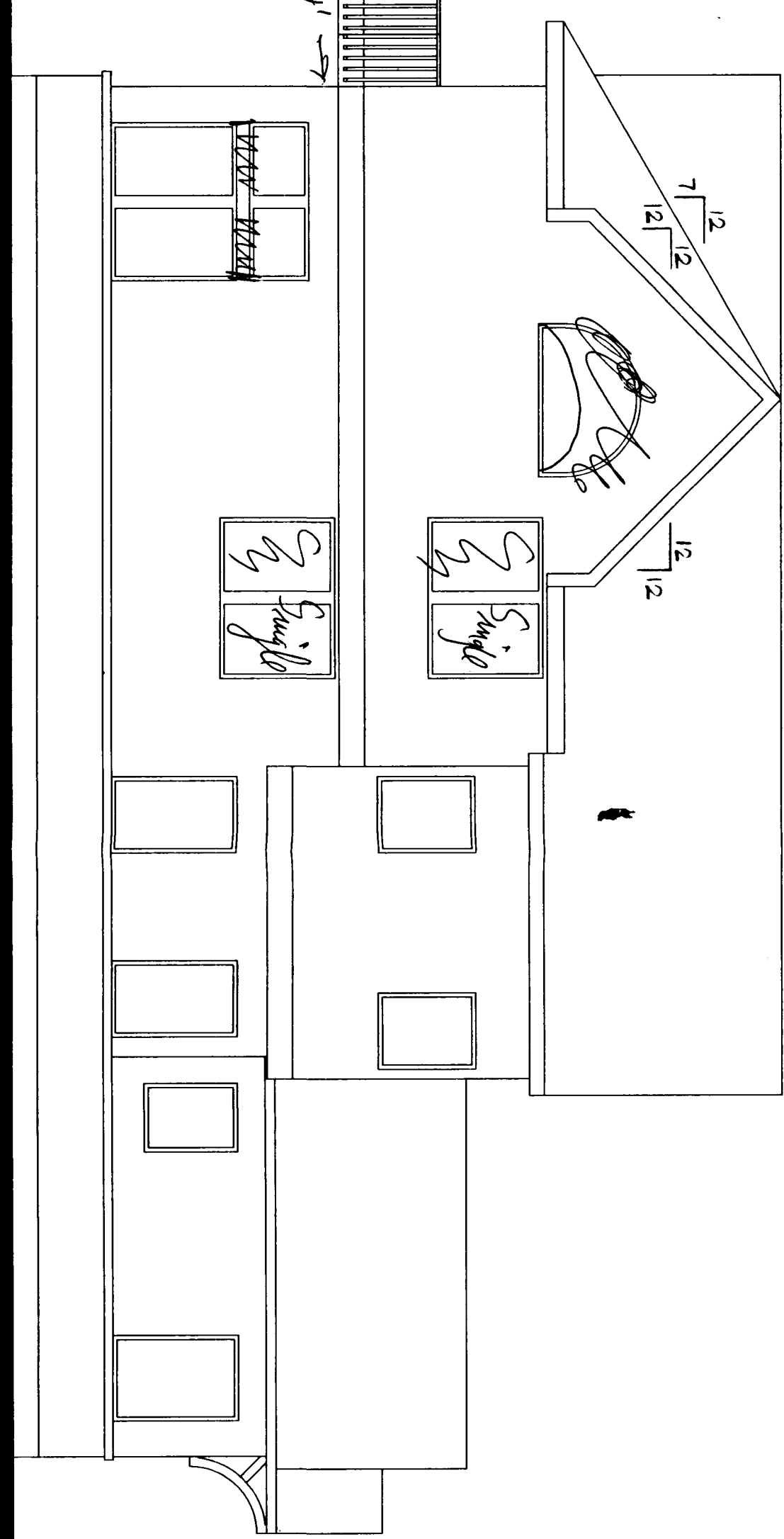
97-312-A

SCALE		LOCATION		SHEET	
1" = 200'		MICROFILMED		N.E.	
DATE		BOWLEY'S		I-L	
PHOTOGRAPHY		QUARTERS			
JANUARY					
1986					

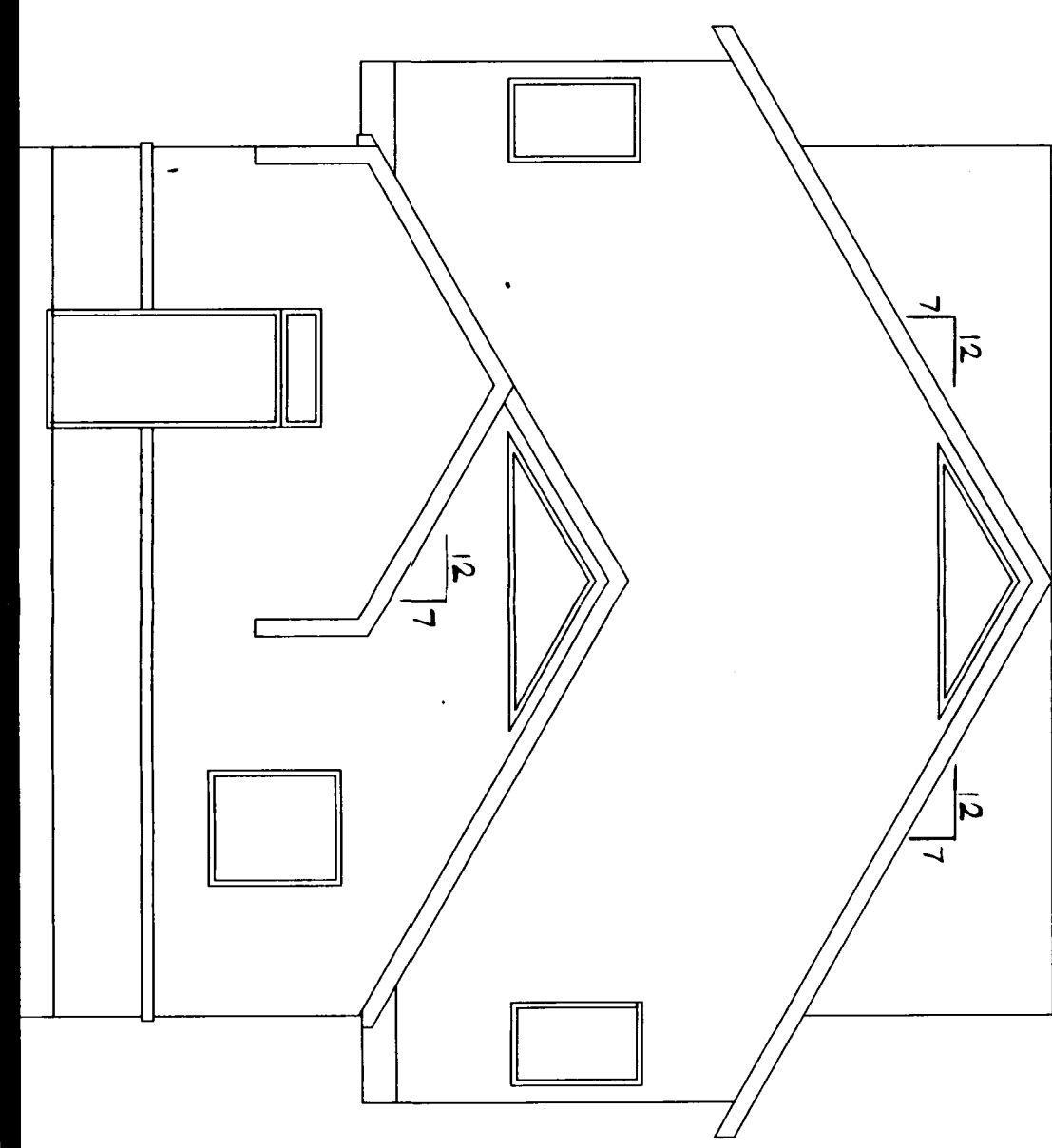




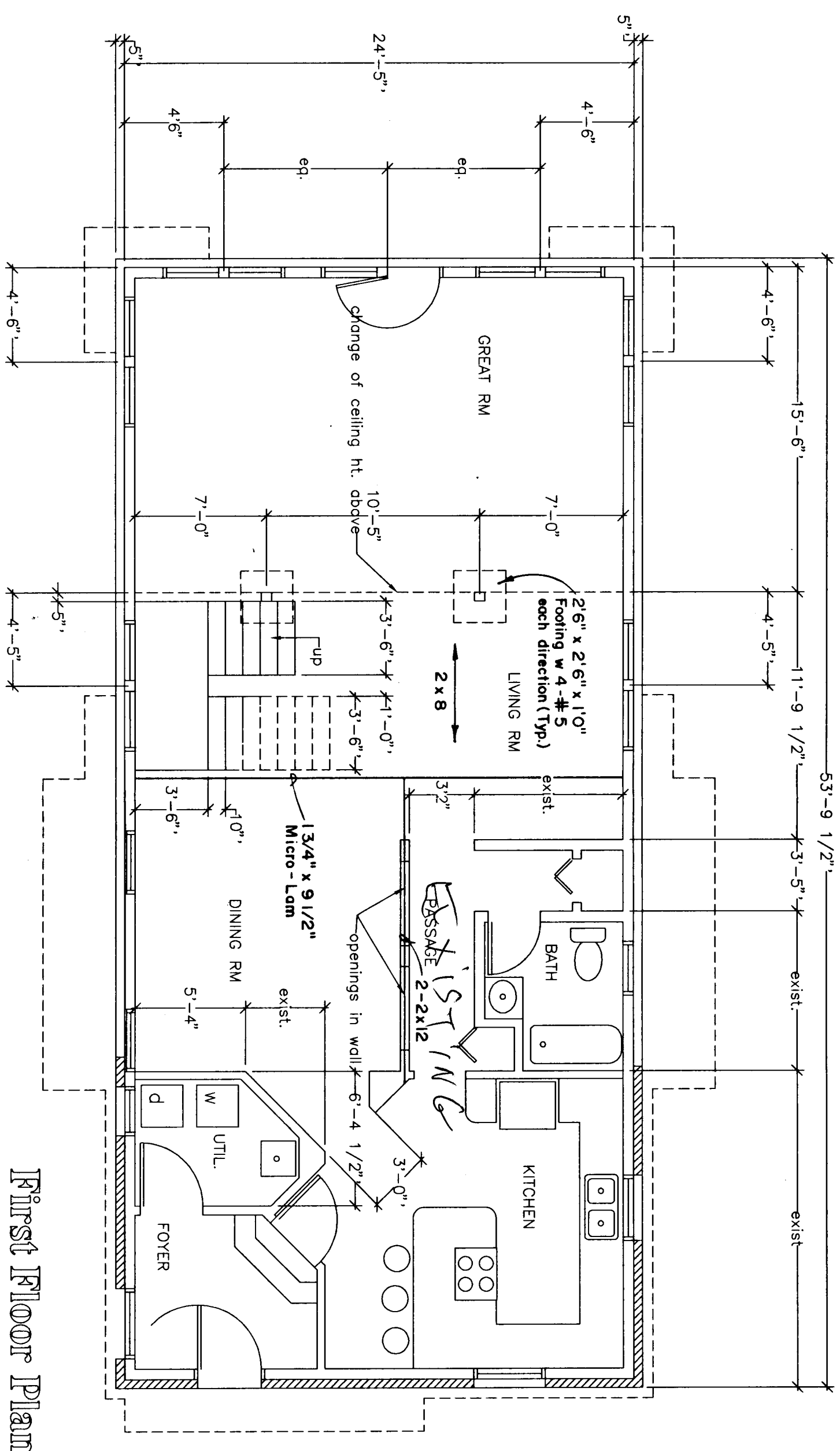
East Elevation



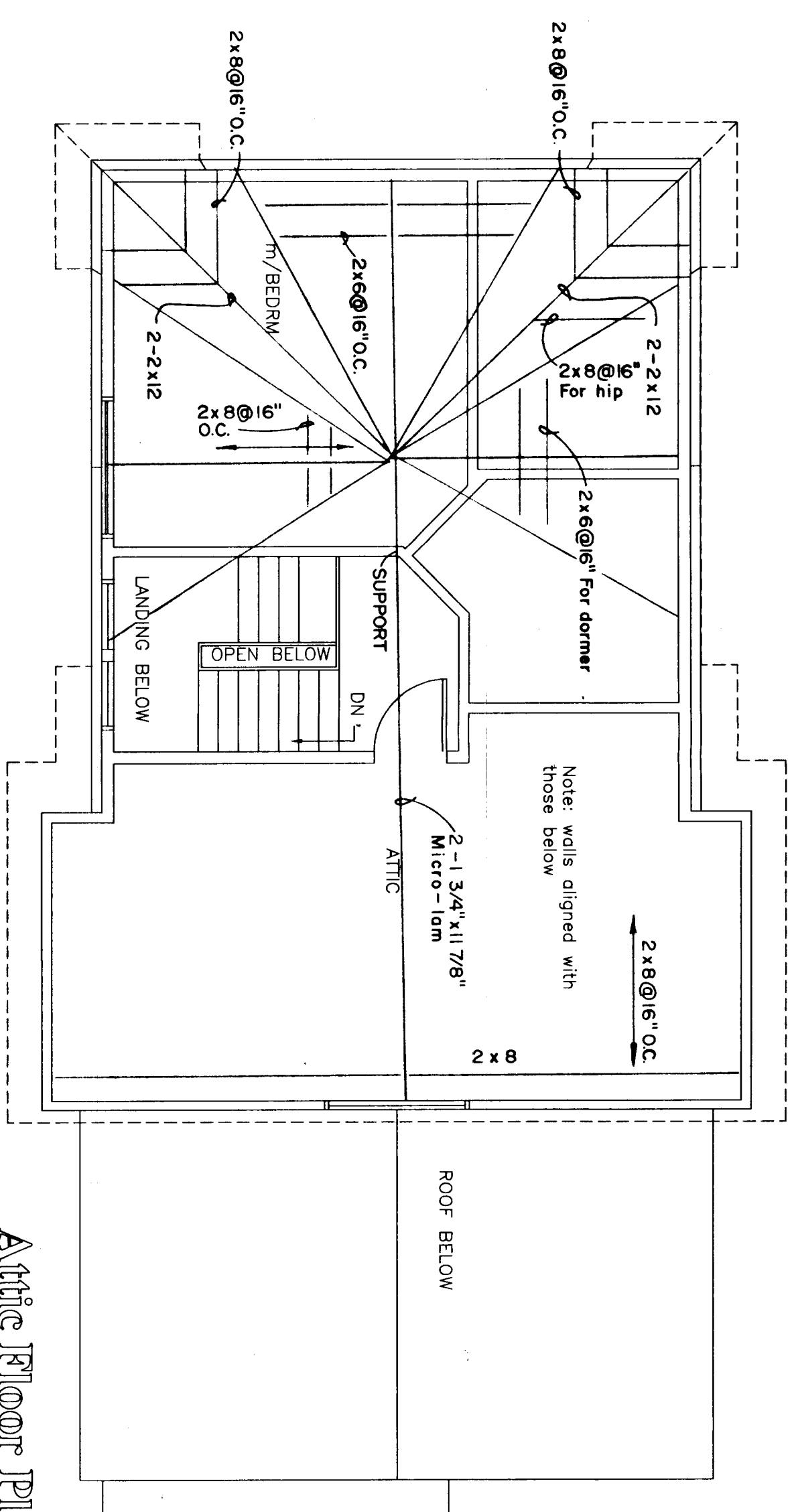
North Elevation



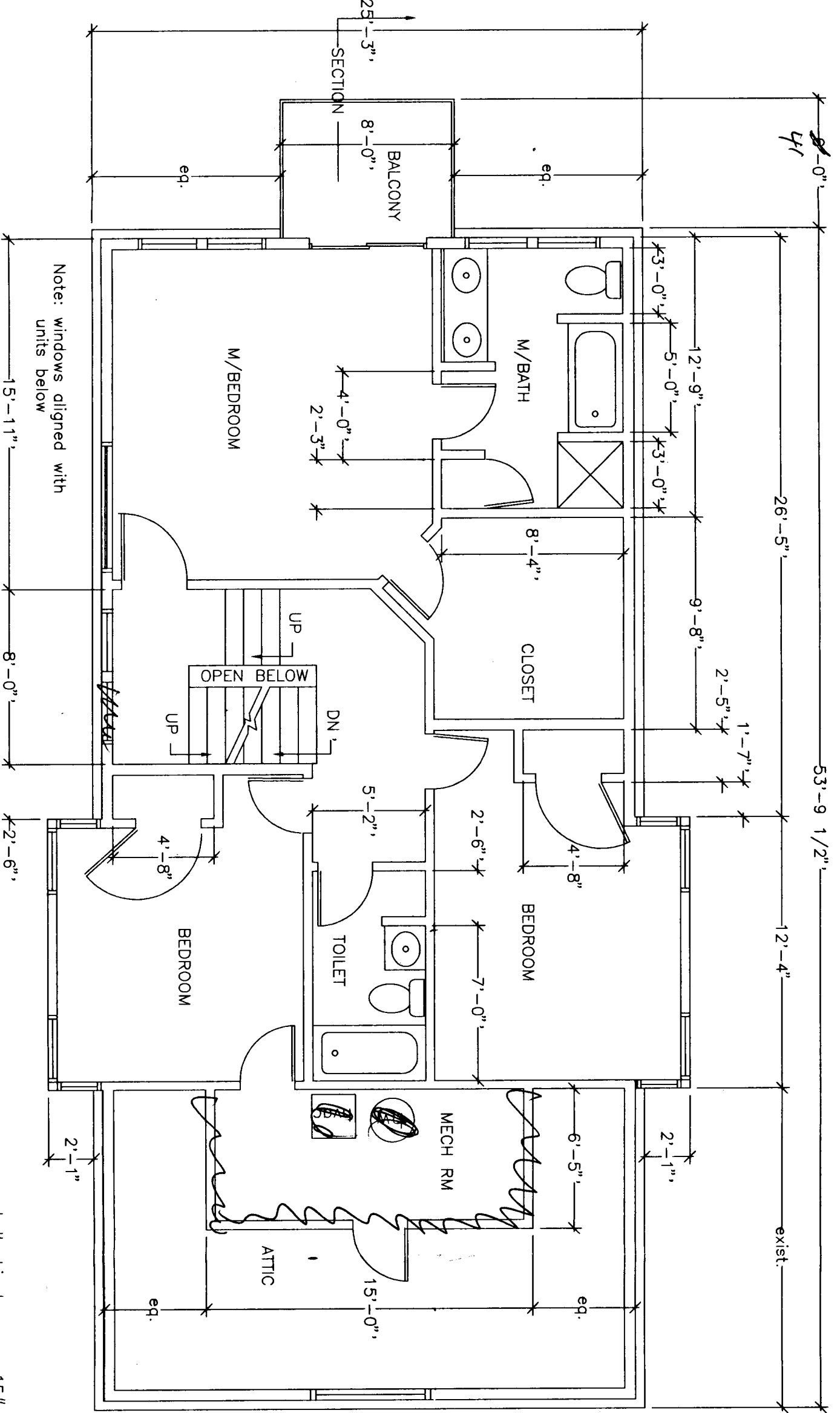
West Elevation



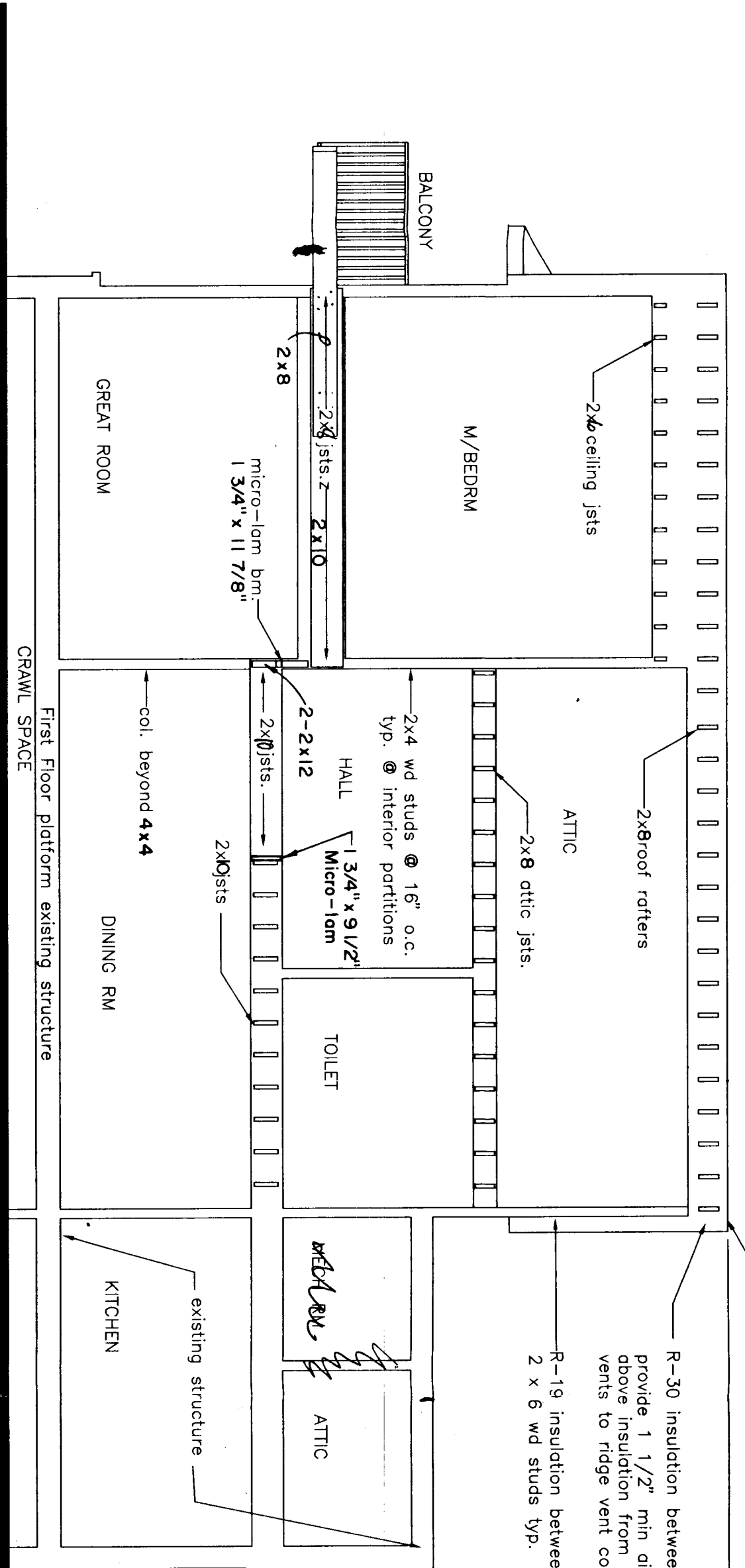
First Floor Plan



Attic Floor Plan



Second Floor Plan



Longitudinal Section

97-312-A

Scale: 3/16" = 1'-0"

House Alterations for  
**Mike Vivirito**  
3619 Bay Drive  
Baltimore Co. MD, 21220

**Bafitis & Associates, Inc.**  
1249 Engleberth Rd. Baltimore, MD 21221

**William N. Bafitis, P.E.**  
PRESIDENT  
Civil Engineers/Land Planners  
SURVEYORS  
ph. (410) 391-2336  
fax (410) 391-2448

Revision	Record
1	1 S.D. rev

Type of Issue:  
Schematic of final

Issue date:  
December 20, 1996

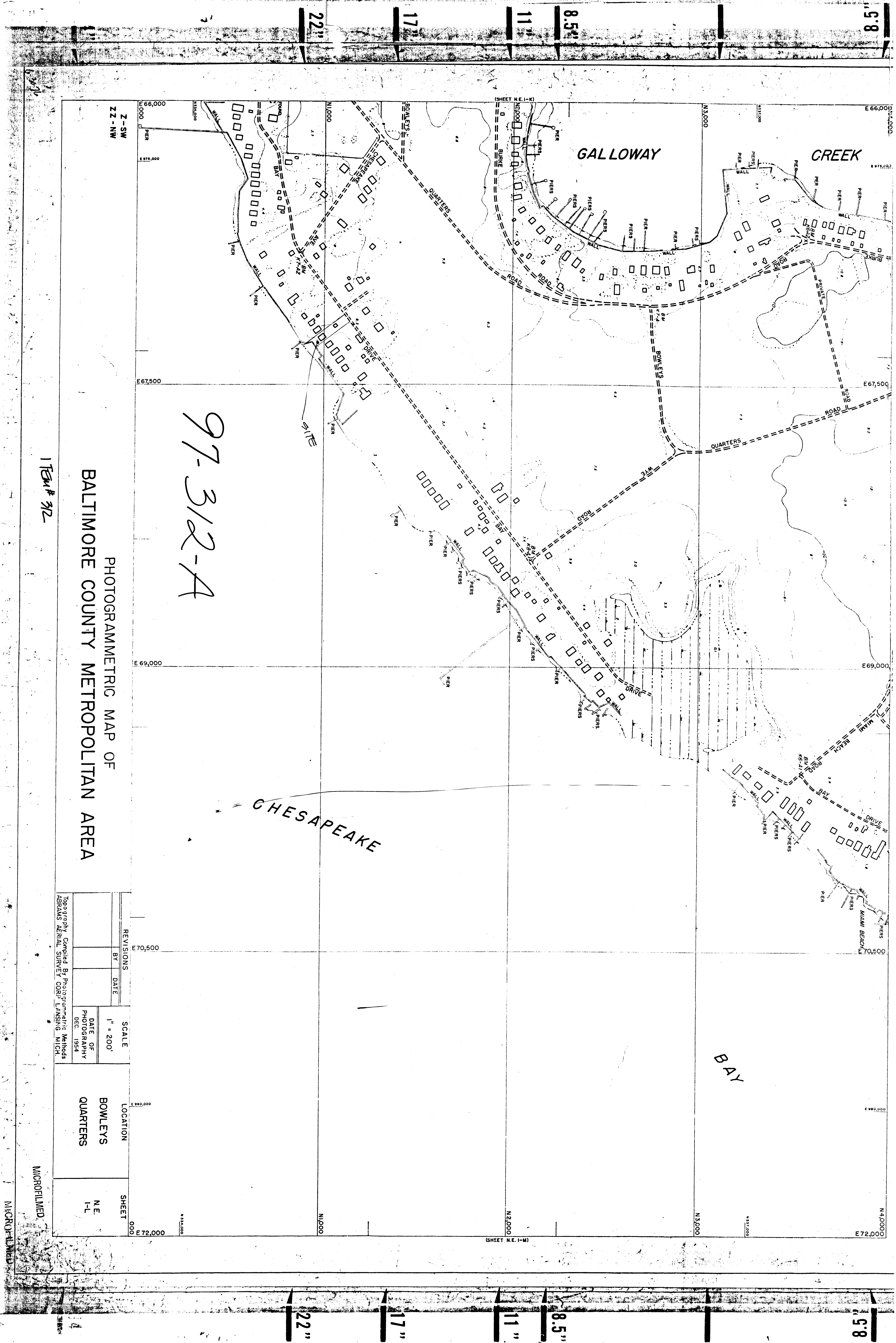
Project No.  
96029

Sheet No.  
A002

Plans & Elev

Item # 312





PHOTOGRAMMETRIC MAP OF  
BALTIMORE COUNTY METROPOLITAN AREA

1 TBW # 312

97-312-A

REVISIONS		SCALE	LOCATION	SHEET
BY	DATE			
		1" = 200'	BOWLEYS QUARTERS	NE I-L
DATE OF PHOTOGRAPHY		DEC 1954		

Topography Compiled By Photogrammetric Methods  
ABRAMS AERIAL SURVEY CORP. LANSING MICH

MICROFILMED

MICROFILMED